

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, January 28, 2009

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 01-09 – Deming Street (west side) former Peckham Farm parcel, Deming Street Associates, LLC owners and applicant, 145 Dividend Road, Rocky Hill, CT 06067, represented by James P. Cassidy, Hallisey, Pearson & Cassidy, 35 Cold Spring Road, Unit #511, Rocky Hill, CT 06067, request amendment of Petition 74-06 Special Exception, approved April 25, 2007, for single family age restrictive homes, fifty five or over. Section 3.19.2 PD Zone District.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

January 14, 2009

V. COMMUNICATIONS AND REPORTS

- A. Newington Park and Recreation Commission, proposed Badger Field concession stand and storage structure replacement – Response to TPZ questions.
- B. Newington Town Council – 8-24 Referral proposed lease of Town property at Anna Reynolds School for cell tower use.

VI. NEW BUSINESS

- A. Petition 49-08 -Lot 5 Costello Road, Raymond Gagnon applicant, 3287 Berlin Turnpike, Newington, Amigo Corporation, 299 John Downey Drive, New Britain, CT 06053 owner, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT, 06111, request for Site Plan Development, Section 5.3, 8,000 sq. ft. building, PD Zone District. Continued from January 14, 2009. Inland Wetlands Report required.
- B. Petition 50-08 – Corner of Pane & Maselli Roads (west side) White Birch Crossing, LLC, owner and applicant, 638 Church Street, Newington, CT 06111, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for Site Plan Development, Section 5.3, 23,340 sq. ft. single story building. PD Zone District. Continued from January 14, 2009.

- C. Petition 02-09 - Deming Street (west side) former Peckham Farm parcel, Deming Street Associates, LLC owners and applicant, 145 Dividend Road, Rocky Hill, CT 06067, represented by James P. Cassidy, Hallisey, Pearson & Cassidy, 35 Cold Spring Road, Unit #511, Rocky Hill, CT 06067, request amendment of Petition 75-06 Site Plan Development, approved April 25, 2007, for single family age restricted homes, fifty five or over, Section 5.3 PD Zone District. Inland Wetland Report required.

VII. OLD BUSINESS

- A. Petition 48-08 – Newington Plan and Zoning Commission applicant, 131 Cedar Street, Newington, CT 06111, Attention: Edmund Meehan, Town Planner, request for Zone Regulation proposed Section 6.13 Accessory Apartments, permitted in R-20 and R-12 Zone Districts by Special Exception. Public hearing closed January 14, 2009. Sixty five day decision period ends March 20, 2009.

VIII. PETITIONS FOR SCHEDULING (TPZ February 11, 2009 and February 25, 2009)

- A. Petition 03-09 – Proposed Zone Regulation amendment, Section 3.2.1 churches and places of worship. Permitted in all zone districts by Special Exception. Request to add the following: **Places of worship when permitted by special exception be allowed to have residential quarters (for a family). Area of such quarters not to exceed 2000 sq. ft. All such uses must be included within a building or accessory to the permitted principal use,** Sudhakar Nargardeolekar AIA, applicant, 330 Roberts Street, East Hartford, CT 06108-3654.

IX. PUBLIC PARTICIPATION
(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

- A. Hunter Development Company, LLC-Shoppes at East Cedar Street: Proposed amendments to joint motion and stipulation for approval of Settlement Agreement, May 14, 2007, Michael Friesbie, P.O. Box 366 East Long Meadow, MA 01028.

XI. STAFF REPORT

- A. 2006-2016 Plan of Conservation and Development

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner

